



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- ☒ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☐ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☒ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☐ Commercial/Industrial

3. No. of Parcels Proposed: 2

4. No. Of Buildable Lots Proposed: 1

5. Zoning District: A-X

6. Current Owner of Property: Helen Purcell

Address: 6174 Adams Road, Fitchburg, WI 53573 **Phone No:** _____

7. Contact Person: Chang-Beom Eom

Email: ceom@wisc.edu

Address: 830 Hidden Cave Road, Madison, WI 53717 **Phone No:** 608-217-3329

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Paul Maxwell, POA for Helen Purcell Paul Maxwell, POA for Helen Purcell

C240DF4C8ABC491

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: **Date Received:** 12/17/19

Ordinance Section No. _____ **Fee Paid:** \$970

Permit Request No. CS-2330-20

December 16, 2019

Dear Plan Commission Committee, Ag and Rural Affairs Committee and Common Council:

I am submitting a Land division application with a Certified Survey Map and Rezoning application to create a new CSM and to rezone 1.5 acres for a residential rural building site. I understand that the property (71.08 acres) is allowed one new building site. I am asking to waive these two Rural Residential Development Criteria.

A. History of tillage

The proposed rural residential building site has been farmed in the last year. Our proposed residential lot site is at the corner of Adams Road and an access lane for farm equipment. (See attached map). A farmer who is interested in renting the remaining land has reviewed the proposed building site. He believes that this is an ideal location for a residential lot for land division and that creating this rural residential lot does not disrupt farming practices (See attached letters from the farmer).

B. Residential Infill

According to a certified soil test professional (Paul Hardy), "The proposed house and septic system location shown on the soil test report (See attached perc test report)) was chosen because of the importance to keep both out of the drainage swale that is present in the southeast portion of the lot (Lot 4 CSM 10315). The swale runs from the southeast corner of the lot and extends about 500 feet to the northwest. Locating the house in that area would likely lead to unnecessary water problems. The septic absorption system should also not be located in such an area. The proposed building site is situated such that both the house and septic absorption system would be located in the optimum locations."

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chang-Beom Eom". The signature is fluid and cursive, with the first name "Chang-Beom" and the last name "Eom" clearly distinguishable.

Chang-Beom Eom
608-217-3329

Attachment:

1. Land division application and a Certified Survey Map
2. Rezoning application
3. Letter from a farmer (Justification of History of tillage criteria)
4. Perc test report (Justification of Residential Infill criteria)
5. Google map showing the proposed land division, vehicular access point and proposed structure

Archived: Tuesday, January 28, 2020 9:42:56 AM

From: [CHANG-BEOM EOM](#)

Sent: Saturday, January 25, 2020 4:22:21 PM

To: [Lisa McNabola](#)

Subject: RE: Meeting information

Response requested: Yes

Importance: Normal

Attachments:

[RZ-2291-19 \(5086 Byrne Rd\)_AppPkg.pdf](#); [RZ-2317-19 \(6174 Adams Rd\)_AppPkg.pdf](#); [C10315P1.pdf](#);

EXTERNAL EMAIL: BEWARE OF UNKNOWN ATTACHMENTS AND LINKS.

Hi Lisa,

I reviewed the video and agenda for CS-2290-19 & RZ-2291-19 "Byrne Rd" and RZ-2317-19 & CS-2318-19 - 6174 Adams Rd. Here is what I found and my justification for fairness.

CS-2290-19 & RZ-2291-19 "Byrne Rd" June 18, 2019 Meeting

1. The applicant requested a Residential Infill waiver- a variance of additional 100 feet or less without any justification (see attached application and the CSM). The Ag and Rural Affairs Committee approved the waiver at the meeting.
2. The distance between the East side of the lot line of the proposed residential lot (Lot3) and an existing residential building (applicant's house) is a little over 300 feet. The applicant said that the proposed home site is about 100 feet from the lot line. The total distance from the existing house the proposed home site is a little over 400 feet.

CS-2318-19 & RZ-2317-19 – "6174 Adams Rd" - October 15, 2019

1. The applicant requested a Residential Infill waiver- the proposed residential lot is 800 feet and 1,500 feet from the existing residential buildings. The Ag and Rural Affairs Committee did not approve this waiver and recommended to move the lot closer to the existing house.

My waiver request

1. The distance between the proposed house and the East side of property line is ~388 feet (See attached CSM). The distance between the property lot line and the existing neighbor's residential building is about ~15 feet. These distances add to 403 feet. This is a variance of an additional ~100 feet, which is about the same as CS-2290-19 & RZ-2291-19 "Byrne Rd".
2. The setback of the existing neighbor's house is about 354 feet and I understand that we cannot build a new house more than 300 feet setback. You suggested drawing a line parallel to the lot line to measure the distance from the existing neighbor's residential building since the "300 foot rule" is not clearly defined.
3. We have additional justification for a drainage swale from a soil expert. I believe that my request is more compelling than the CS-2290-19 & RZ-2291-19 "Byrne Rd" case.
4. One of the committee members (Marc Jones) said that he cannot support this waiver because another waiver request (CS-2318-19 & RZ-2317-19 – "6174 Adams Rd") was recently rejected. I do not think there is a fair comparison between my case and CS-2318-19 & RZ-2317-19 – "6174 Adams Rd".

Please let me know if you have any questions. Thanks.

Best regards,

Chang-Beom

From: Lisa McNabola <Lisa.McNabola@fitchburgwi.gov>
Sent: Friday, January 24, 2020 9:23 AM
To: CHANG-BEOM EOM <ceom@wisc.edu>
Subject: Meeting information

Hi Chang,

You can find the November Agriculture and Rural Affairs Committee meeting video here:
<http://factv.fitchburgwi.gov/CablecastPublicSite/watch/4?channel=3>

I was only able to find one other CSM with a residential infill waiver. I went back several years. I recommend finding the video and agenda. You can find the application at the following link, just look for the application number: <http://www.fitchburgwi.gov/927/Plan-Commission-Applications>

CS-2290-19 & RZ-2291-19 "Byrne Rd"

Thanks,

Lisa

Lisa McNabola, Associate Planner
City of Fitchburg | Planning & Zoning
Phone: (608) 270-4256
Email: Lisa.McNabola@fitchburgwi.gov

January 23, 2020

Chang-Beom-Eom
830 Hidden Cave Road
Madison, WI 53717

Re: Adams Road property residential infill waiver request

Dear Chang:

I understand that you are currently requesting a "residential infill criteria waiver" from the Agriculture & Rural Affairs Committee of the city of Fitchburg for your proposed house site located on Adams Road, Section 30, City of Fitchburg, Dane County, Wisconsin where I recently conducted soil testing to determine site suitability for installation of a private onsite sewage treatment system (POWTS). The proposed site is greater than the required 300 feet from the adjacent residential site as required which necessitates this request.

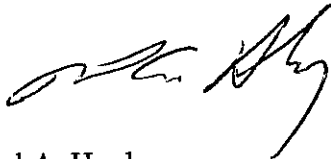
I feel there is a strong argument for not locating your house site directly adjacent to the existing residence east of your proposed site. On the attached airphoto map from the ACESSDane website I have identified your proposed lot which is 304'± west of the east property line of the bigger parcel which is also the west line of the adjacent residential site. On this map you can see the contour lines and the dark arrow I have drawn highlighting the drainage swale. The swale perfectly dissects the area (northwest-southeast) between your proposed lot and the west side of the adjacent residential site. The swath adjacent to the arrow is darker than the areas beyond the arrow, indicating to me this area is probably wetter than the surroundings. The shading may be hard to see from this printout and scanned map. It can be seen much more evidently when viewed directly from the website. Although the entire area in question is soil mapped as either Dodge silt loam or McHenry silt loam on the Dane County Soil Survey Map which are generally very good for the location of a house and POWTS, one needs to be cognizant of exactly what those delineations mean. It is impossible for the Soil Scientists creating the map to delineate every different soil type in a mapping unit that they show on the map. The mapping units shown are known to hold "inclusions" of soil types not the same as the named soil type the mapping unit is named for. This often is especially true of drainage swale areas which will hold soil types different and wetter than the surrounding major soil type. These smaller areas are just difficult to delineate without making a mess of the final map. I have personal experience creating these same maps from my time employed as a soil scientist for the U.S. Department of Interior and can attest to this situation.

If you locate your house in this swale area I would anticipate you will experience more water related-problems with your basement and septic system.

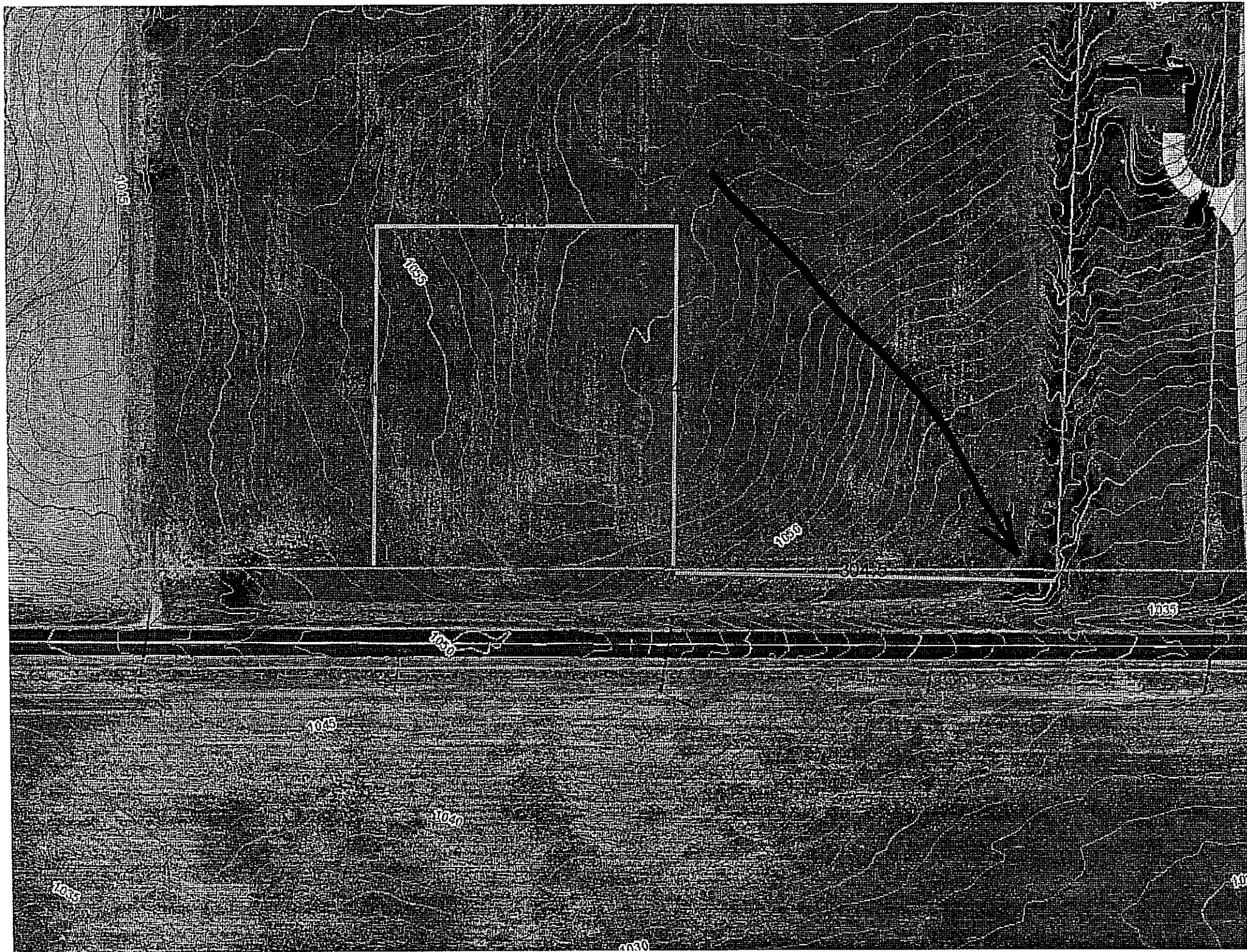
The area on your proposed lot that has been tested and approved by Dane County Environmental Health for the installation of a POWTS is in my opinion ideal for what you are attempting to accomplish on this property. No evidence of seasonally saturated soil conditions were found on this site. The proposed house location on the top of the knob just east of the test site lends itself to an easy exposure of the lower level and a gravity-fed POWTS. Another advantage is that the proposed driveway would be located very near the crest of the hill on the road which would afford the best visibility for the driveway. Although it might be possible to build on the area farther to the east with enough earth moving and expense I cannot recommend that you do so.

Let me know if you have any further questions or need clarification on any of these topics and I would be happy to provide that.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul A. Hardy', with a stylized, cursive script.

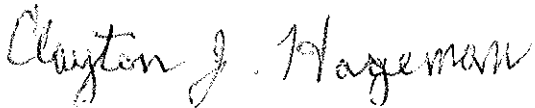
Paul A. Hardy
Certified Soil Tester
Licensed Designer



To whom it may concern:

I, Clayton Hageman, would be interested in renting the remaining acreage of Helen Purcell's 68 tillable acres, after the residential lot removal, from the new owner. I will be using the land to grow corn, soybean and alfalfa/hay crops.

I reviewed the map showing the proposed rural residential lot location on the farmland. This proposed residential lot sits at the corner of Adams Road and an access lane currently used for farm equipment. This is an ideal location for a residential lot for land division. If Fitchburg Council approves the residential lot at the proposed location, then it would not dispute farming practices and I support their application for creating a rural residential lot.

A handwritten signature in cursive script that reads "Clayton J. Hageman".

Clayton J. Hageman

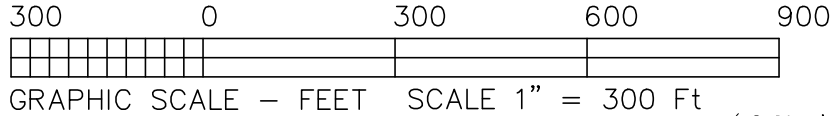
12/03/2019

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

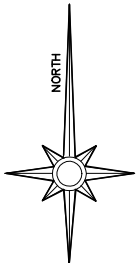
A REDIVISION OF LOT 4, CERTIFIED SURVEY MAP #10315, LOCATED IN THE W 1/2 OF THE NW 1/4, SECTION 29, AND THE SE 1/4 OF THE NE 1/4, SECTION 30, ALL IN T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



GRAPHIC SCALE – FEET SCALE 1" = 300 Ft

(S 89°37'59"E)

N 1/4 CORNER
SEC. 29-06-09
FND ALUM. MON



BEARINGS REFERENCED TO
GPS OBSERVATIONS
WISCOR-DANE
E - W 1/4 LINE BEARS
S 89°21'38"E

LEGEND

O = 3/4" * 24" SOLID IRON ROD SET
1.50 LBS./FT. MINIMUM WEIGHT
UNLESS OTHERWISE STATED
() = RECORDED INFORMATION
I.P. = IRON PIPE
I.S. = IRON STAKE
P.P. = PINCHED PIPE

NW CORNER
SEC. 29-06-09
FND ALUM. MON

R = 5762.58'
LENGTH = 533.01'
DELTA = 5°17'59"

LOT 3

BADGER STATE TRAIL

NW — NW
SECTION 29

LOT 4

C.S.M. #10315

LOT 1

3,035,712 Sq Ft
69.69 ACRES

SE — NE
SECTION 30

SW — NW
SECTION 29

LOT 2

LOT 1

NOTES:

WETLANDS IF PRESENT, HAVE NOT BEEN DELINEATED. THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

REFER TO BUILDING SITE INFORMATION CONTAINED IN THE DANE COUNTY SOIL SURVEY.

DISTANCES MEASURED TO THE NEAREST HUNDRETH OF A FOOT
BEARINGS MEASURED TO THE NEAREST 5"

LOT 2

65,678 Sq Ft
1.51 ACRES

(S 89°47'42"W)
(285.92')

N 00°21'29"E

N 89°55'09"W

283.54'

803.98'

$$\begin{array}{r} \text{N } 89^{\circ}21'37''\text{W} \\ \hline (\text{N } 89^{\circ}47'19''\text{W}) \end{array}$$

A diagram of a rectangular lot. The top horizontal boundary is labeled 240.28'. The bottom horizontal boundary is labeled 240.29'. The left vertical boundary is labeled 272.00'. The right vertical boundary is labeled 274.68'. The lot is oriented with 'EAST' at the top and 'SOUTH' at the right. A small building footprint is shown in the center. An arrow points from the text 'The lot is 272.00' wide' to the left boundary line.

C.S.M. #4716

CENTER SECTION
SECTION 30-06-09
END ASPHALT NAIL

W 1/4 CORNER
SEC. 29-06-09
FND 1 1/4" I.S.

ADAMS ROAD

CENTER SECTION
SEC. 29-06-09
END ASPHALT NAIL

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

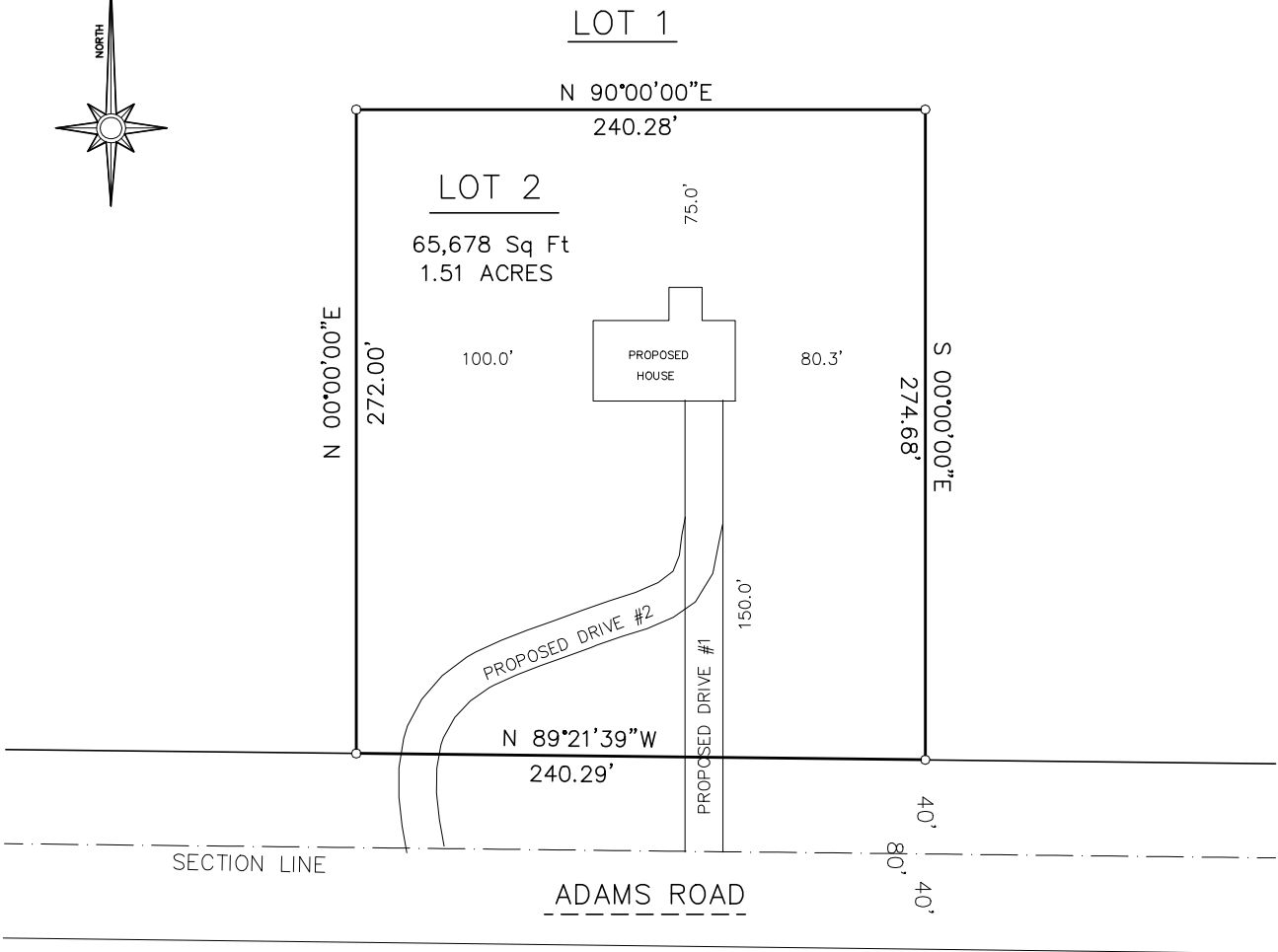
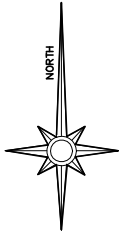
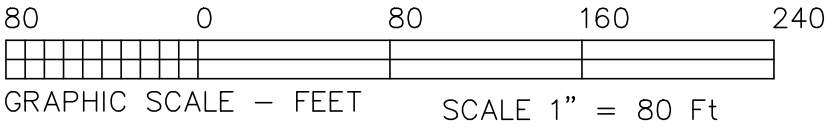
VOLUME _____ PAGE _____

CERTIFIED SURVEY MAP

WALKER SURVEYING INC.

5964 LINDA CT. MAZOMANIE, WI. 53560

A REDIVISION OF LOT 4, CERTIFIED SURVEY MAP #10315, LOCATED IN THE W 1/2 OF THE NW 1/4, SECTION 29, AND THE SE 1/4 OF THE NE 1/4, SECTION 30, ALL IN T06N, R09E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



LEGAL DESCRIPTION

Lot 4, Certified Survey Map #10315, recorded in Volume 60, pages 280–283 as Document #3442775 Dane County Register of Deeds, located in the W 1/2 of the NW 1/4, Section 29, and the SE 1/4 of the NE 1/4, Section 30, all in T06N, R09E, City of Fitchburg, Dane County, Wisconsin.

SURVEYOR’S CERTIFICATE

I, Anthony J. Walker, Professional Land Surveyor S–1957, do hereby certify that by the direction of Chang – Beom Eom, I have surveyed, divided and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided. I further certify that this Certified Survey Map is in full compliance with Chapter 236.34 of the Wisconsin Statutes, Chapter A–E 7, and the subdivision regulations of the City of Fitchburg, Dane County, Wisconsin.

Anthony J. Walker RLS 1957

CITY OF FITCHBURG APPROVAL

This Certified Survey, has been duly filed and approved by the Common Council of the City of Fitchburg, Dane County, Wisconsin.

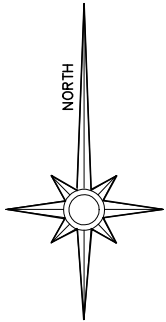
City of Fitchburg Clerk

DANE COUNTY REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 20____, at _____ O’clock ____ .M. and recorded in Volume _____ of Certified Survey Maps on Pages _____.

Kristi Chlebowski Dane County Register of Deeds

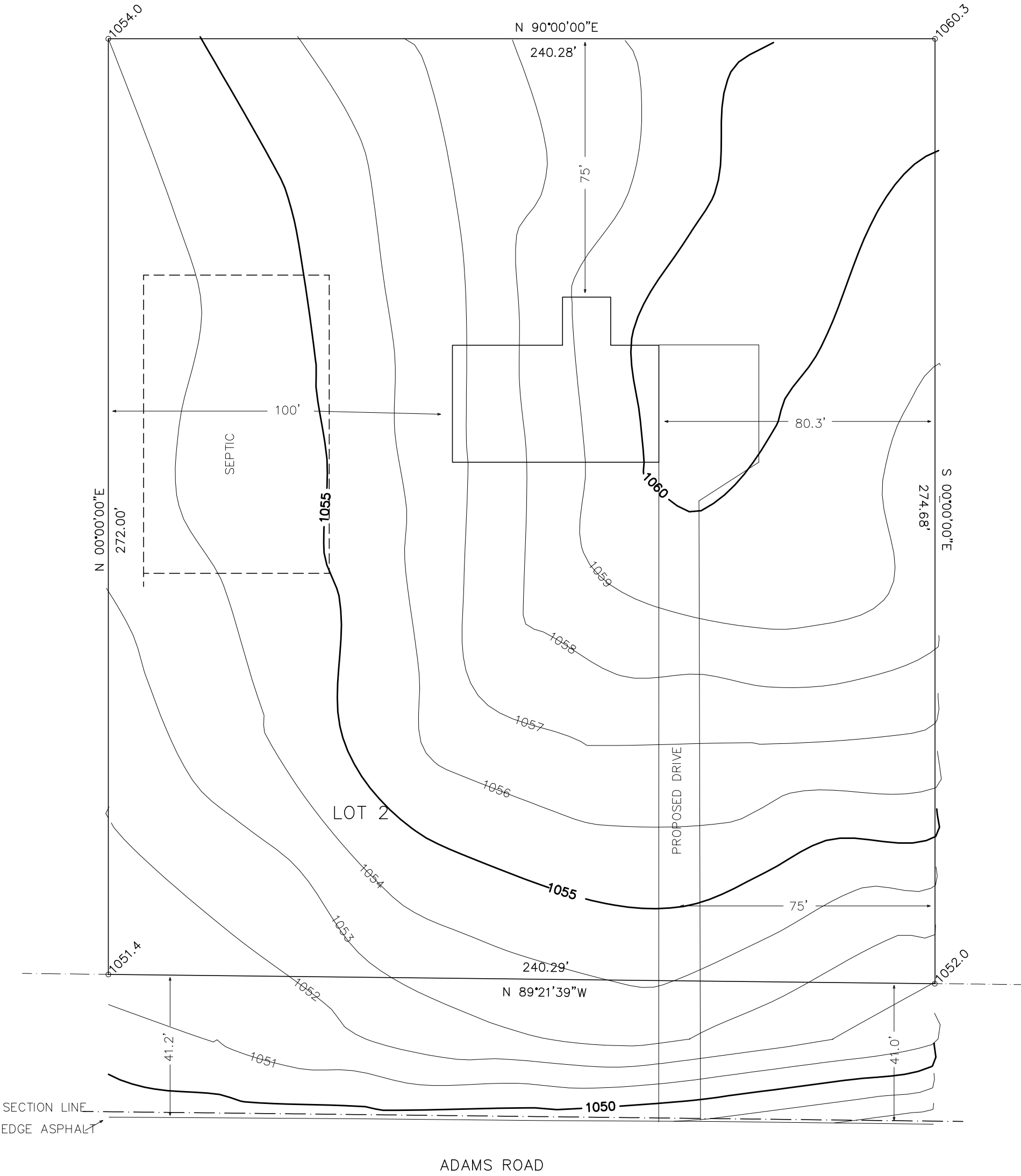
DOCUMENT NO. _____
CERTIFIED SURVEY MAP NO. _____
VOLUME _____ PAGE _____



SITE PLAN

LOT 2, C.S.M. # , LOCATED IN THE SW 1/4 OF THE NW 1/4, SECTION 29, T06N, R09E, CITY FITCHBURG, DANE COUNTY, WISCONSIN.

SCALE 1" = 30 Ft
ELE = NAVD88



in accordance with Comm 85, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County	Dane
Parcel I.D.	0609-292-8510-2*
Reviewed by	Date

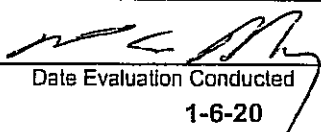
Property Owner Young-lee-Eom	Property Location Govt. Lot SE 1/4 NE 1/4 S 30 T 6 N R 9 E (or) W
Property Owner's Mailing Address 830 Hidden Cave Road	Lot # 2 Block # Subd. Name or CSM# Proposed CSM
City Madison, State WI Zip Code 53717 Phone Number 608-217-3329	<input checked="" type="checkbox"/> City <input type="checkbox"/> Village <input type="checkbox"/> Town Nearest Road Fitchburg Adams Road

<input checked="" type="checkbox"/> New Construction Use: <input checked="" type="checkbox"/> Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
<input type="checkbox"/> Replacement <input type="checkbox"/> Public or commercial - Describe:
Parent material Loess Over Glacial Till Flood Plain elevation if applicable N/A ft.
General comments and recommendations: Suitable For In-Ground Absorption System
*Parent Parcel Number For Lot 4 CSM 10315

101 Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 101.8 ft.	Depth to limiting factor >116 in.							
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft²	
A	0-12	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-f	*Eff#1 0.6	*Eff#2 0.8
B1	12-46	10YR4/4	None	sicl	2msbk	mfr	gw	1vf	0.4	0.6
IIB2	46-60	10YR4/6	None	scl	1csbk	mfi	cw		0.2	0.3
IIC	60-116	10YR5/4	None	sl	1msbk	mfr			0.4	0.7

102 Boring #	<input type="checkbox"/> Boring <input checked="" type="checkbox"/> Pit	Ground surface elev. 99.7 ft.	Depth to limiting factor >112 in.							
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft²	
A	0-9	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-f	*Eff#1 0.6	*Eff#2 0.8
IIB	9-28	10YR4/6	None	scl	2msbk	mfr	cw	1vf	0.4	0.6
IIC	28-112	10YR5/4,5/3	None	sl/ogt	1msbk	mfr			0.4	0.7
			Old Gray Till (ogt) ~100-112"							

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L * Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Paul A. Hardy	Signature 	CST Number 225394
Address 7226 Timberwood Drive, Madison, WI 53719	Date Evaluation Conducted 1-6-20	Telephone Number 608-848-4869

103

Boring #

☐ Boring

☒ Pit

Ground surface elev. **100.0** ft.

Depth to limiting factor **>120** in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft²	
									*Eff#1	*Eff#2
A	0-12	10YR3/2	None	sil	2fsbk	mvfr	cs	1vf-f	0.6	0.8
B1	12-44	10YR4/4	None	sicl	2msbk	mfr	gw	1vf	0.4	0.6
B2	44-60	10YR4/4	None	sicl	1csbk	mfi	gw	1vf	0.2	0.3
IIB3	60-72	10YR46	None	scl	1msbk	mfr	cw		0.2	0.3
IIC	72-120	10YR5/4	None	sl	1msbk	mvfr			0.4	0.7

Boring #

☐ Boring

☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft²	
									*Eff#1	*Eff#2

Boring #

☐ Boring

☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

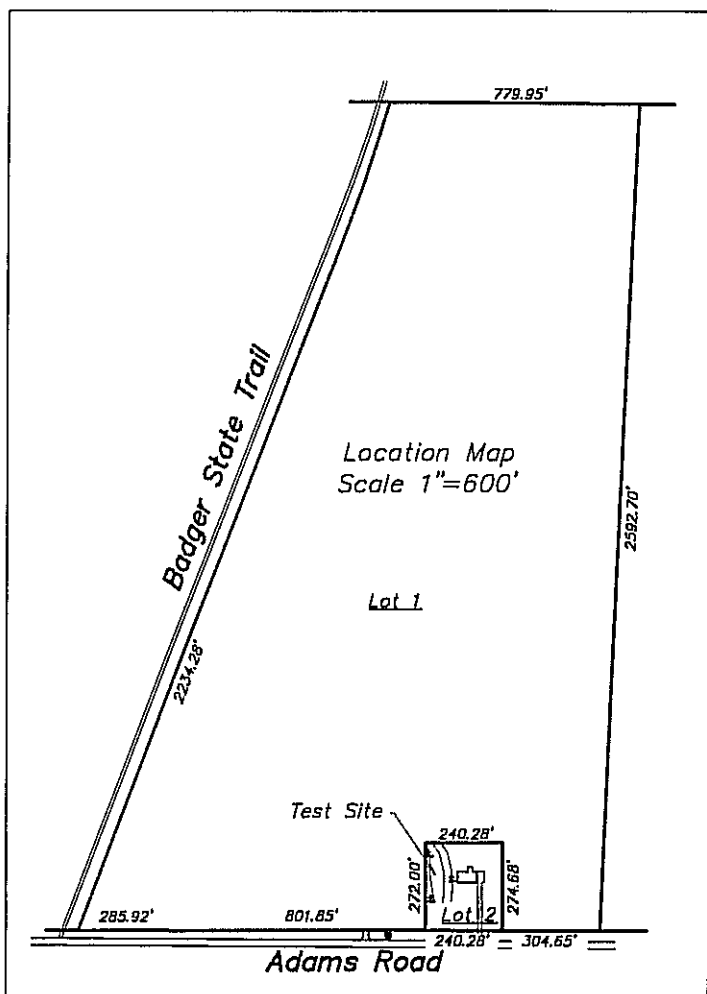
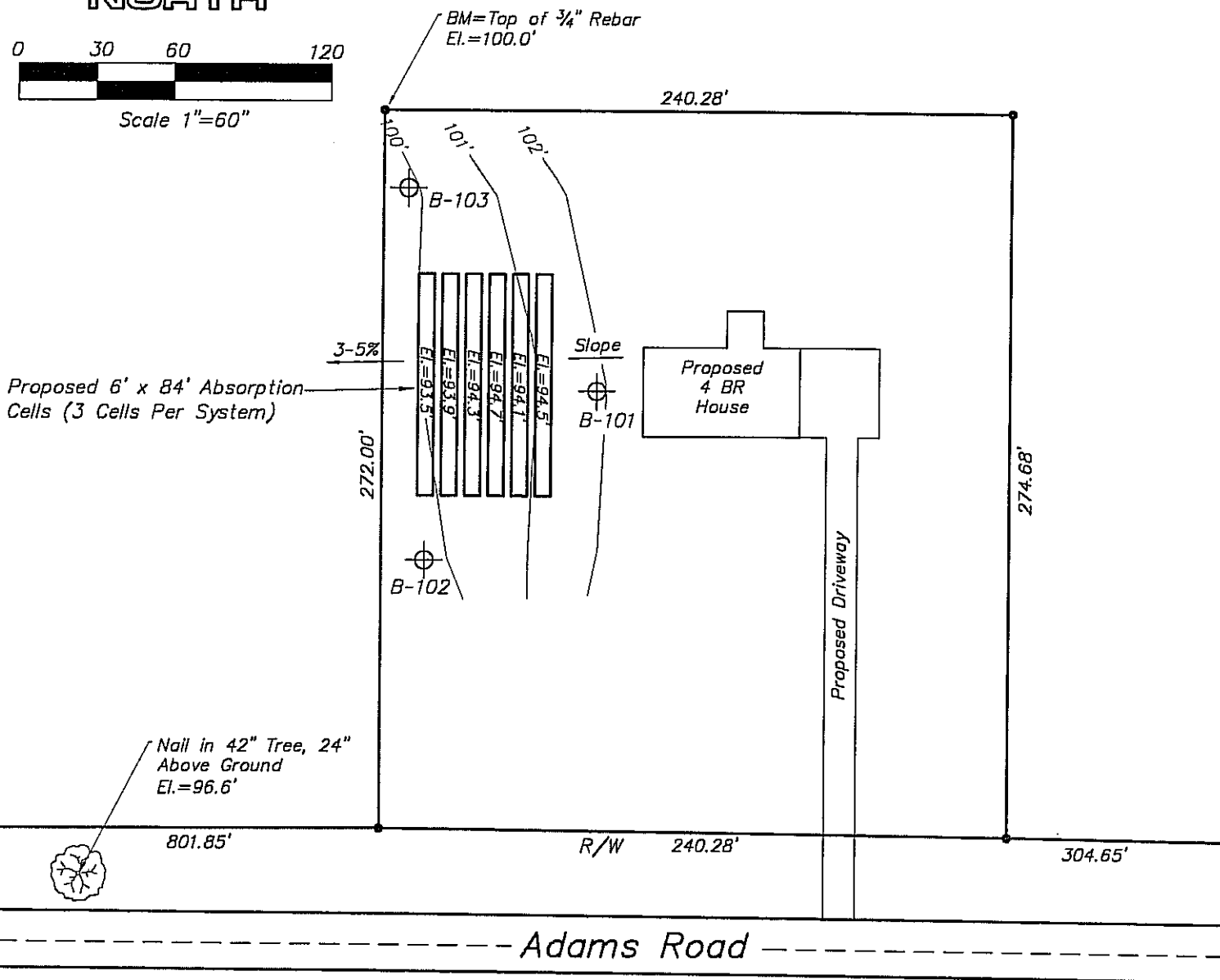
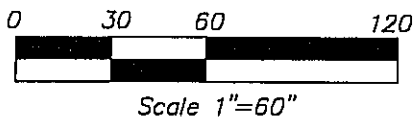
Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/ft²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Young-lee-Eom Site
Lot 2 Preliminary Certified Survey Map
SE1/4, NE1/4, Section 30 T6N, R9E
City of Fitchburg, Dane County, Wisconsin



[Handwritten signature]
CST 225394
1-6-20







CITY OF FITCHBURG
PLANNING DEPARTMENT
5520 LACY ROAD
FITCHBURG, WI 53711
(608) 270-4200
FAX: (608) 270-4275
EMAIL: planning@fitchburgwi.gov

Application: RZ-2331-20 & CS-2330-20
Property Location: Lot 4 CSM 10315
Review Date: January 7, 2020
Planning Staff Review #1

Planning staff has reviewed your submitted Rezone and Certified Survey Map Request for property associated with Lot 4 CSM 10315. The following comments are based on this review. Please respond to each item with a detailed written response, along with appropriate updated plans; by 4:00 p.m. on Tuesday January 14th or sooner. Further comments or questions may arise as additional review occurs.

Planning staff responses in blue (1/8/20)

1. Approval of this CSM would supersede / remove the prior CSM's note restricting new rural residential development. Justification for approval, subject to agreement by the Plan Commission and Council, includes the city's adoption of new rural development regulations after the original CSM and restriction were recorded.
"noted"
2. We will require a recorded affidavit prior to issuance of building permits stating that approval retires a land division claim for the new lot
Do I need to provide any statement? See attached. It is due before you apply for a building permit and after the CSM is recorded.
3. We will require applicant to provide a recorded "right to farm" statement, indemnifying all neighboring farm operations
Do you have any example statement, for example "should be addressed" what should be included in the statement? just one sentence email reply is enough or need to send an official letter See attached. It is due before you apply for a building permit and after the CSM is recorded.
4. Will need to obtain driveway permit
"noted"
5. Fee in lieu of parkland dedication and park improvement fees required for new dwelling unit, in accordance with 2020 fee schedule
"noted"



Scott Endl, Director
Parks, Recreation and Forestry
5520 Lacy Road
Fitchburg, WI 53711-5318
Phone: (608)270-4288
Scott.Endl@fitchburgwi.gov

Memo

To: Lisa McNabola – Associate Planner

From: Endl – PRF

Ref.: Comments CS-2330-20 and Rezone request RZ-2331-20 – Lot 4 Adams Road

Date: December 23, 2019

Please be aware that the below information would apply to this development.

- Parkland Dedication per Ordinance 24-2(d)(2)(a); Dedication of parks, playgrounds, recreation and open spaces – 2,900 square feet per dwelling unit. 1 units x 2,900 square feet = 2,900 square feet.
- Fee in lieu of Parkland Dedication per Ordinance 24-2(d)(2)(e); \$4,330 (2020 rate) per dwelling unit or approximately \$65,000 per acre of deficiency.
 - 1 unit x \$4,330 = \$4,300 fee in lieu of parkland dedication
- Parkland Improvement fee per Ordinance 24-15(d)(5), 22-647(2); \$670 (2020 rate) per Single-family dwelling unit.
 - 1 units x \$670 = \$670.
- Street Frontage for Parks per Ordinance
 - Section 24-9(i) (2) of the City's Land Division Ordinance.

The Council, upon receiving a recommendation from the Parks Commission and Plan Commission, shall have the authority to allow alternative dimensions for frontages and the park if it can be found that the objectives of access and visibility can be fulfilled.

Please feel free to contact me with any questions.

Respectfully,
Scott Endl

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The following comments are based on the Certified Survey (CS-2330-20) submitted by Paul Maxwell POA for Helen Purcell dated 12/16/19 for Lot 4 of CSM 10315. TF 01-03-20; BB 1-7-19; TB 1-8-20; CG x-xx-19; MB 1-8-20. Additional comments beyond these may be required on future reviews.

General Comments

1. A developer agreement will be needed for public improvements, (if any are proposed).
2. Concurrence from utilities (gas, electric, cable, phone) needs to be provided with regards to the utility easement locations shown on the plat. A letter from the utilities would be sufficient.
3. Given underground installation for electric and communications, a restriction shall be recorded with the Final Plat stating that the final grade shall not be altered by more than six (6) inches without written consent of the utilities involved.
4. Provide gas/electric/telephone/cable preliminary plans for review of utility easements.

Transportation Comments

1. Driveway permit will be required for new driveway.
2. Verify location of driveway (CSM appears on west side of lot, site plan shows east side).

Water Main and Sanitary Sewer Comments

1. No comments.

Erosion Control and Stormwater Management (ECSWM) Comments

1. A new Erosion Control & Storm Water Management permit application will need to be submitted to the Fitchburg Public Works Department for review and approval if land disturbance will exceed 4,000 s.f. The ECSWM application and information on requirements can be found at: <http://www.fitchburgwi.gov/231/ECSWM-Requirements>.
2. A stormwater maintenance agreement (recorded at the Dane County Register of Deeds office) will be required for the necessary private stormwater management practices approved by the City (e.g. private storm sewer, rain gardens, etc.). The owner(s) would be eligible for up to a 50% reduction in stormwater utility rates for the proposed stormwater practices. The following link: <http://www.fitchburgwi.gov/230/Credit-Opportunities> provides the application form and details on this program.
3. If infiltration is required to meet the ECSWM requirements, follow the DNR's *Site Evaluation for Stormwater Infiltration (1002)* guidelines to determine the infiltration rate used for modeling prior to submitting the Stormwater Report.

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4. Stormwater facilities should be designed using DNR's post-construction technical standards, available at:
https://dnr.wi.gov/topic/stormwater/standards/postconst_standards.html
5. Proposed grades cannot block offsite water that drained through the lot in pre-development conditions. Localized ponding should not be created, and drainage of offsite properties should not be impacted by proposed development.